

MEMORANDUM

JANUARY 26, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
ROBERT W. RUSH, ACTING DEPUTY DIRECTOR
DAVID J. ARMANETTI, SPECIAL ASSISTANT
HARBOR PLANNING AND DEVELOPMENT
RALPH CAHILL, ASSISTANT GENERAL COUNSEL

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT #R-55)
DISPOSITION PARCEL R-96 (136-142 HIGH STREET)
REQUEST FOR CONFIRMATORY ORDER OF TAKING

SUMMARY: Memorandum requesting that the Authority adopt a Confirmatory Order of Taking for Parcel R-96 (136-142 High Street) within the Charlestown Urban Renewal Area, for title clarification purposes.

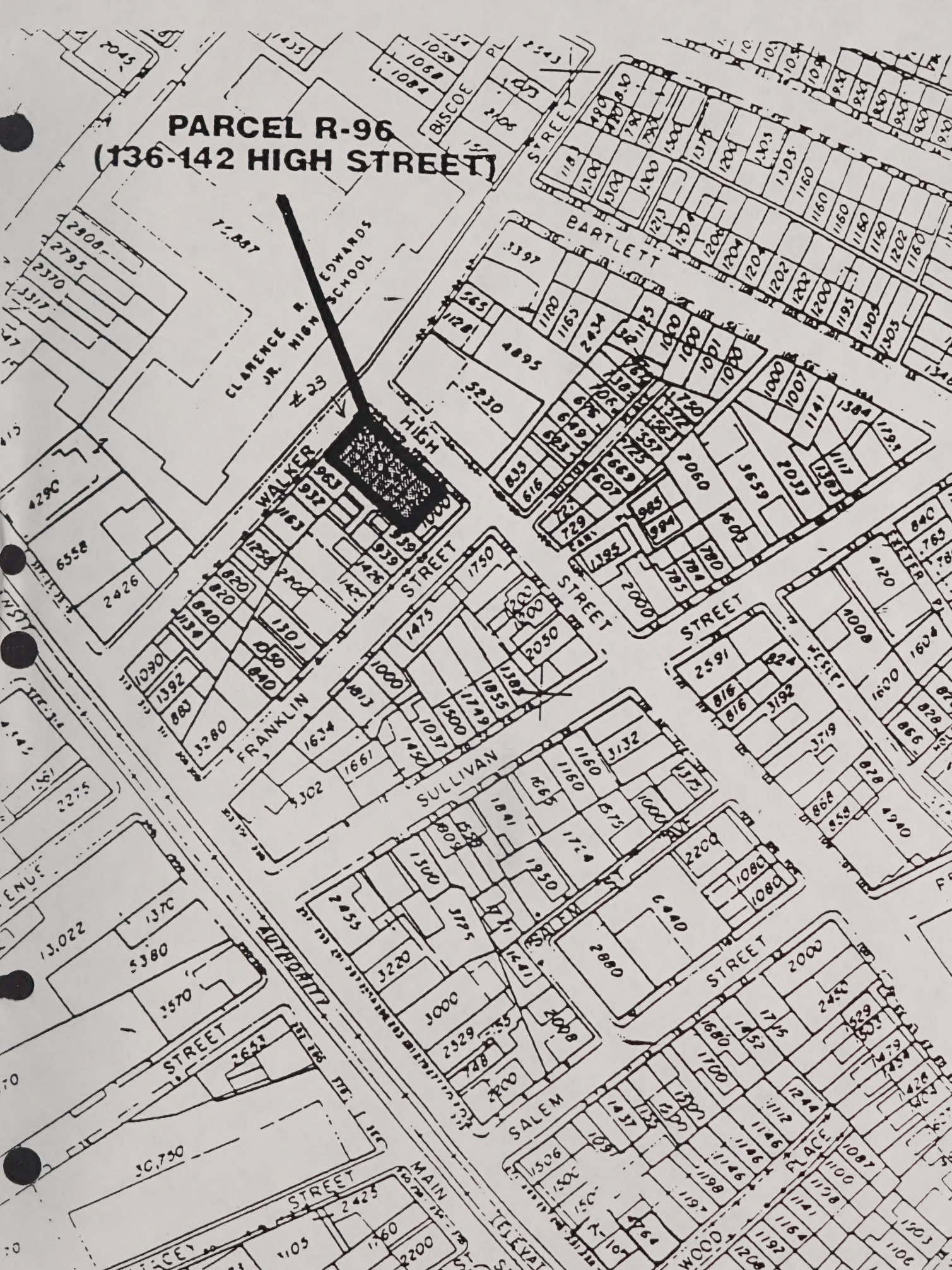
On October 26, 1988, the Authority granted final designation as redeveloper and authorized the conveyance of Parcel R-96, located at 136-142 High Street within the Charlestown Urban Renewal Area to the 136-142 High Street Trust, for the purposes of rehabilitating four buildings into twelve condominium units, eight of which will be affordable.

The property is now ready to be conveyed, and it is requested at this time that a perimeter taking, based on a Parcel Delivery Plan, be adopted, in order to clear any possible future title problems. This confirmatory taking does not involve the acquisition of any land nor does it award any changes.

Therefore, it is recommended that the Authority adopt the appropriate Order of Taking for Parcel R-96 in the Charlestown Urban Renewal Area.

VOTED: That the Boston Redevelopment Authority adopt and execute an Order of Taking attached hereto, for Parcel R-96 (136-142 High Street), within the Charlestown Urban Renewal Area.

**PARCEL R-96
(136-142 HIGH STREET)**



1/26/89
COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated relating to portions of the CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55, be executed together with a Plan entitled, "Boston Redevelopment Authority, Charlestown Urban Renewal Area, Project No. Mass. R-55, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan Parcel R-96, dated May 11, 1976," and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Robert L. Farrell
Joseph J. Walsh
James K. Flaherty

Clarence J. Jones
Michael F. Donaln

A true copy

ATTEST:

Kane Pinnai
Secretary of the Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G.L. c. 121B and its predecessor statute G.L. c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 8069, page 113, an ORDER OF TAKING, dated September 15, 1966, concerning and describing the CHARLESTOWN URBAN RENEWAL AREA, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof; and

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c. 79, §40.

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including any trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

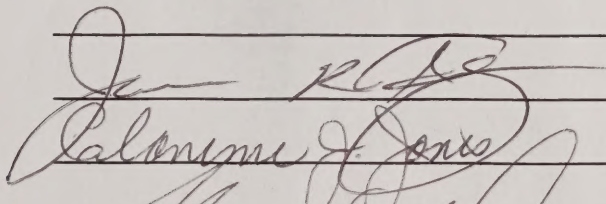
AND FURTHER ORDERED that in accordance with the provisions of the said Chapter 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in each parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which annex B is not to be recorded in the Registry of Deeds with the Order of Taking.

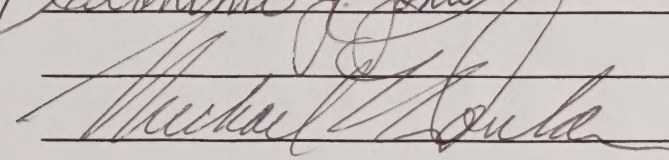
AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name behalf of the Boston Redevelopment Authority.

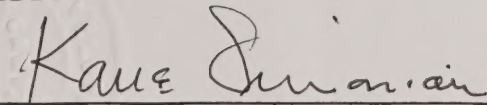
DATED:

BOSTON REDEVELOPMENT AUTHORITY
By:



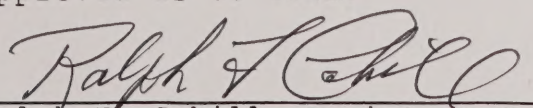


ATTEST:



Secretary of the Boston Redevelopment Authority

Approved as to form:



Ralph F. Cahill, Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcel of land is to be taken by this Order of Taking:

Boston Redevelopment Authority Disposition Parcel R-96, (136, 138, 140 and 142 High Street, Charlestown), containing approximately 4,095 square feet of land, as shown on a plan entitled, "Boston Redevelopment Authority, Charlestown Urban Renewal Area, Project No. Mass. R-55, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel R-96," dated May 11, 1976, prepared by Edwards & Kelcey, Inc., Boston, Mass., which plan is recorded herewith and to which reference may be had for a more particular description.

The owner of the parcel of land hereby taken is unknown.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

AWARD OF DAMAGES

No award is made with this Order of Taking.

